



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

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February 4, 2011

Guild Development, LLC
4609 Learned Sage Court
Ellicott City, MD 21042
Attn: Joyce Ramelmeier

RE: Guilford Landing Lots 1-3 & OS Lot 4
WP-11-123 (F-09-064; WP-10-079 & W&S #24-4611-D)

Dear Ms. Ramelmeier:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director approved your request to waive Section 16.144.(p) & (q) requesting an extension of time for the developer to pay all fees, post financial sureties and to submit the original mylar final subdivision plat to the Department of Planning and Zoning for signature approval and recordation. Approval is subject to the following conditions:

1. Compliance with all SRC Agency comments generated with the review of the subdivision plat, F-09-064.
2. Submission of the final plat original for signature and recordation within one(1) year from the date of waiver petition approval letter, **on or before February 4, 2012.**
3. The applicant is responsible for any plan processing fee changes that may have occurred since the Technically Complete letter was issued by DPZ on October 22, 2010 for F-09-064.


Justification for Recommendation:

- Extraordinary Hardship or Practical Difficulty - The extraordinary hardship or practical difficulty involved with not granting this waiver request would result in voiding final plan, F-09-064. This action would require the developer to submit a new final plan for County agency review and approval.
- Not Detrimental to the Public Interests - Approval of this waiver request will not be detrimental to the public interest. It will not create incompatibility or destroy the continuity and the harmony of the existing neighborhood. Allowing the applicant additional time to pay all fees, to post required financial sureties and to submit the original final plat for recordation will not be detrimental to the public since the design is not changing. The extension of time will allow the developer additional time to deal with the current economic conditions.
- Will not nullify the intent or purpose of the regulations - Approval of this waiver request will not nullify the intent or purpose of the regulations since the design of the final plan has been reviewed and approved by the County's Subdivision Review Committee. No design changes are proposed.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This requested waiver will remain valid for one year from the date of this letter or as long as the subdivision remains in active processing.

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at pbritt@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/MPB 
cc: Research
Phil Thompson - Development Engineering Division
Real Estate Services Division, DPW
DPZ Files: F-09-064 / WP-10-174 / W&S #24-4611-D